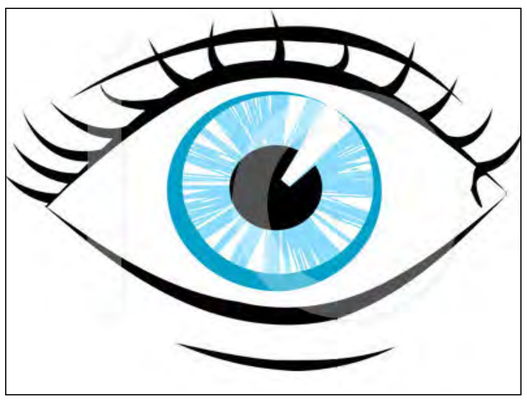
Land Development Code Goals

Reflect City Vision



Simplify Zoning

Protect Neighborhoods

Understandable & Predictable Process

Meaningful Public Participation

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Reflect City Vision

2001 City of Centennial Formed

County Code adopted as interim measure.

County Code does not match City's Vision

2004 Comprehensive Plan

- Respect Neighborhood Character
- Encourage Business Expansion
- Encourage Mixed-Use Development

2007 Our Voice, Our Vision

- Use Open Space and Trails to Connect City
- Diversify Housing Offerings
- Adopt Smart Code Policies
- Adopt Design Criteria
- Encourage Citizen Participation

Our Voice. Our Vision. Centennial 2030

2007-2014 Sub-area Plans

- Promote Transit Oriented Development
- Better Screening to Protect Neighborhoods
- Make Centers Walkable
- Encourage Shared Parking
- Vision for Revitalizing Commercial Centers

Land Development Code Rewrite (2011)

City desires a Code that implements the City's vision

Zoning Map Update (2011—Present)

Update zoning designations to fit new code

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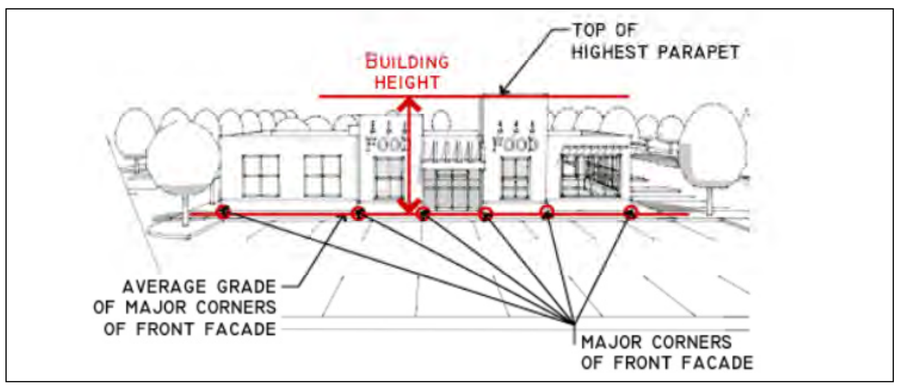
Protecting Neighborhoods

Commercial Building Height, Buffers, and Operations

Development Standards in the 2011 LDC

Table 12-3-701 Nonresidential and Mixed-Use Development Standards											
District	AG	RS	RA	RU	CG	AC	UC	BP	I	ED	OSR
Minimum LSR (%)	60	35	20	15	15	10	See	25	15	50	80
Minimum Area of Parcel Proposed for Development	5 ac.	50,000 sf.	20,000 sf.	10,000 sf.	1 ac.	NA		1 ac.	1 ac.	NA	NA
Minimum Street Frontage (ft.)	200	150	100	75	125	NA		125	125	NA	NA
Maximum Building Height (ft.)	30	30	30	30	50	50		See Division 2-2	50	30	20



Public Hearing Required if:

- Within 500 feet of residential property
- More than 500 feet from residential, and both
  - Taller than 30 feet; and
  - Greater than 5 acres

Existing Commercial Buildings in Centennial (with Height)

Chipotle - 30 ft. building height

Walmart - 42 ft. building height

Whole Foods- 46.5 ft. building height

Ethan Allen- 47 ft. building height

Landscape Bufferyard Requirements

Bufferyards are used to screen development from streets and adjacent properties, to enhance the streetscape, to improve compatibility of adjacent uses, and to protect natural resources from impacts of nearby development.

Standard bufferyards are set out in Table 12-8-402, Standard Bufferyards. The table includes three alternative configurations; one with landscaping only, one with a berm or topography change, and one with a wall or fence.

Table 12-8-402 Standard Bufferyards								
	Alternative 1: Landscape Only		Alternative 2: Includes Berm or Topography			Alternative 3: Includes Structure		
Opacity	Width (ft.)	Plant Units / 100 lf.	Width (ft.)	Plant Units / 100 lf.	Berm Height or Increased Elevation from Property Line (ft.)	Width (ft.)	Plant Units / 100 lf.	Wall or Fence Height and Type
10%	10	0.75	10	0.50	1	10	0.50	4 ft. tall 30% opaque
20%	10	1.50	10	1.25	1	10	0.75	4 ft. tall masonry wall
30%	15	2.25	15	1.75	2	15	1.25	5 ft. tall masonry wall
40%	20	3.00	15	2.50	2	15	2.00	6 ft. tall masonry wall
50%	25	3.75	20	3.00	3	20	2.50	6 ft. tall masonry wall
60%	30	4.50	25	3.25	4	20	3.75	6 ft. tall masonry wall
70%	35	5.00	25	4.25	4	20	3.75	6 ft. tall masonry wall installed on 3 ft. tall berm
80%	40	5.50	30	4.50	5	25	4.00	6 ft. fall masonry wallinstalled on 4 ft. tall berm
90%	50	5.50	35	5.00	5	30	4.75 (must include evergreens)	6 ft. tall masonry wall installed on 4 ft. tall berm
100%	60	5.75	40	5.25	6	35	5.25 (must include evergreens)	6 ft. tall masonry wall installed on 4 ft. tall berm

Conditional Use Permit for 24-Hour Uses

The 2011 LDC requires that any 24-hour use obtain a conditional use permit by the City Council at a public hearing.

Lighting

The 2011 LDC contains a practical and effective lighting code that minimizes obtrusive aspects of excessive or careless outdoor light usage. Existing lighting legally installed and operational as of September 18, 2011 shall be permitted to remain in operation until a threshold for compliance is met.

Noise

To minimize noise impacts on residential properties the 2011 LDC limits construction activity from 7 AM—7 PM when development is within 300 feet of a residentially zoned property. Certain exceptions can be authorized by the Director of Community Development.

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More Understandable Land Development Code

Easier to Find Standards and Development Regulations

Table 12-3-702
Required Setbacks: Principal Buildings and Parking Lots

District	Subdistrict (NC/NI)	Front Setback (ft.)	Interior Side Setback (ft.)	Street Side Setback (ft.)	Rear Setback (ft.)	Residential District Setback (ft.)
AG	-	50	25	50	50	NA
RS	-	25	20	25	25	NA
RA	-	25	10	15	25	NA
RU	-	5	5	10	20	NA
NC	2A	50	25	50	25	NA
NC	18, 12, 9, 6, 5	25	10	15	25	NA
NC	SFA	5	5	10	20	NA
NI	18, 8	25	10	15	25	NA
CG	-	25	10	25	25	50
AC	-	See Subsection C., below				
UC	-	See , *Form Standards for UC District*				
BP	-	25	10	25	10	50
I	-	25	10	25	25	50
ED	-	25	25	25	25	NA
OSR	-	1 foot per foot of building height.				15

[1]Parking lot setbacks may be reduced to 0 feet for internal side and rear property lines, unless a bufferyard is required for Section 12-8-401, *Bufferyard Purpose and General Design Parameters*. If a bufferyard is required adjacent to an internal side or rear property line the parking lot setback may be reduced to the width of the required bufferyard.

Visual...

Legible...

Understandable!

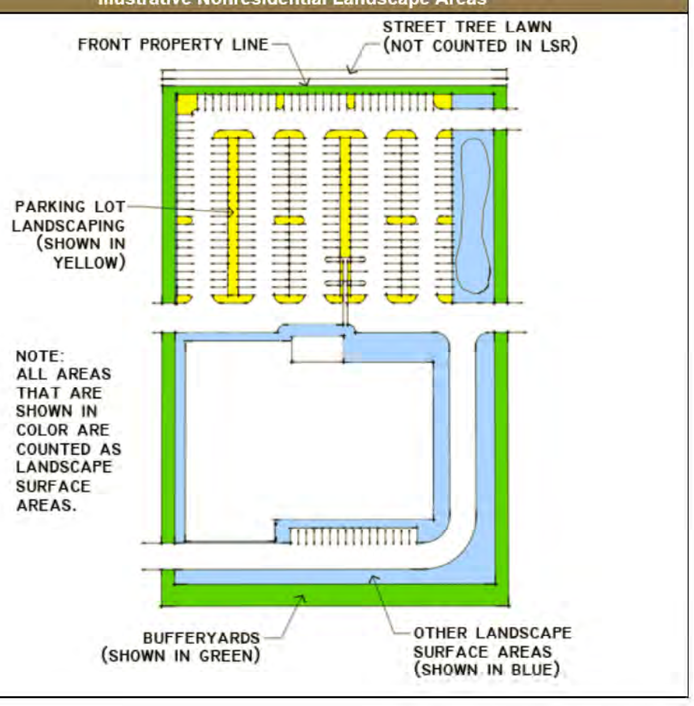
Table 12-2-303
Commercial, Recreation, and Amusement Uses

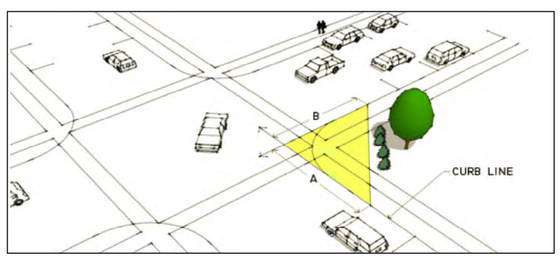
P = Permitted Use; T = Permitted in Traditional Neighborhood Developments Only; L = Limited Use; C = Conditional Use; - = Prohibited Use

Land Use	Zoning District: AG	RS	RA	RU	NC	NI	CG	AC	UC	BP	I	ED	OSR	Additional Standards
Commercial Uses														
Agricultural Support and Other Rural Services	P	-	-	-	-	-	-	-	-	-	-	-	-	NA
Alcoholic Beverage Sales	-	-	T	T	-	-	P	P	P	-	-	-	-	
Bed and Breakfast	P	-	T	T	-	-	P	P	-	-	-	-	-	
Commercial Lodging	-	-	-	-	-	-	P	P	P	P	-	-	-	
Commercial Retail	-	-	T	T	-	-	P[1]	P[1]	P[1]	L[1]	L[1]	-	-	Sec. 12-2-408 Appendix F: JPA Devleopment Standards - as limited in Appendix F
24-Hour Commercial Retail	-	-	-	-	-	-	C	C	C	C	C	-	-	
Heavy Retail	-	-	-	-	-	-	L	-	-	-	L	-	-	
Kennel	P	-	-	-	-	-	L	-	-	-	P	-	-	
Light Automobile Service / Gas Station	-	-	-	-	-	-	L	-	-	L	L	-	-	
Mixed-Use	-	-	T	T	-	-	L	P	P	-	-	-	-	
Office	-	-	T	T	-	-	P	P	P	P	L	-	-	
Restaurant; No Drive-In or Drive-Through	-	-	T	T	-	-	P	P	P	P	L	-	-	
Restaurant; Drive-In or Drive-Through	-	-	-	-	-	-	L	-	-	L	L	-	-	
24-Hour Restaurant, No Drive-In or Drive-Through	-	-	-	-	-	-	C	C	C	C	C	-	-	
24-Hour Restaurant, Drive-In or Drive-Through	-	-	-	-	-	-	C	-	-	C	C	-	-	
Services, Commercial and Personal	-	-	T	T	-	-	P	P	P	P	-	-	-	NA
Vehicle Sales, Rental, and Service	-	-	-	-	-	-	L	L	L	L	L	-	-	Sec. 12-2-408
Vehicle Wash	-	-	-	-	-	-	L	-	-	L	L	-	-	
Veterinarian (Dogs, Cats, Exotic Pets)	P	-	T	T	-	-	P	P	-	P	-	-	-	NA
Recreation and Amusement Uses														
Commercial Amusement, Indoor	-	-	T	T	-	-	P	P	P	P	L	-	-	Sec. 12-2-409
Commercial Amusement, Outdoor	-	-	-	-	-	-	L	-	-	C	-	-	L	
Recreation, Indoor	-	L	T / L	T / L	L	L	P	P	P	P	L	L	-	
Recreation, Outdoor	P	P	P	P	C	C	L	L	L	P	-	L	L	
Sexually Oriented Businesses	-	-	-	-	-	-	-	-	-	-	L	-	-	Sec. 12-2-410

TABLE NOTE:
[1] Convenience stores are a limited use ("L"). *See* Section 12-2-408, *Commercial Uses*, for standards.

Figure 12-8-202A
Illustrative Nonresidential Landscape Areas





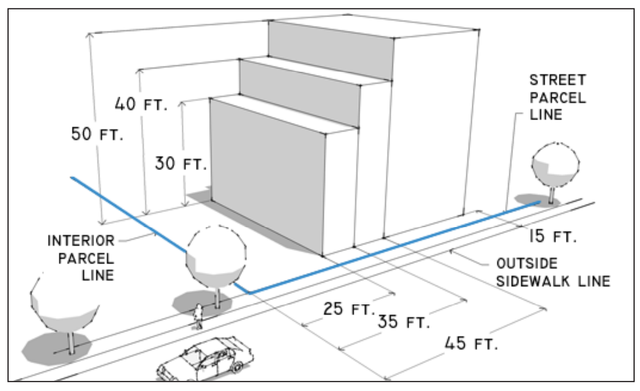


Figure 12-4-308A
Illustrative Shopfront Frontage

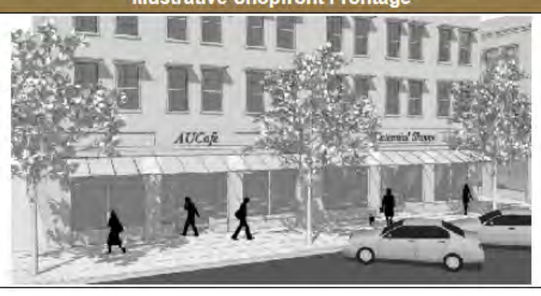
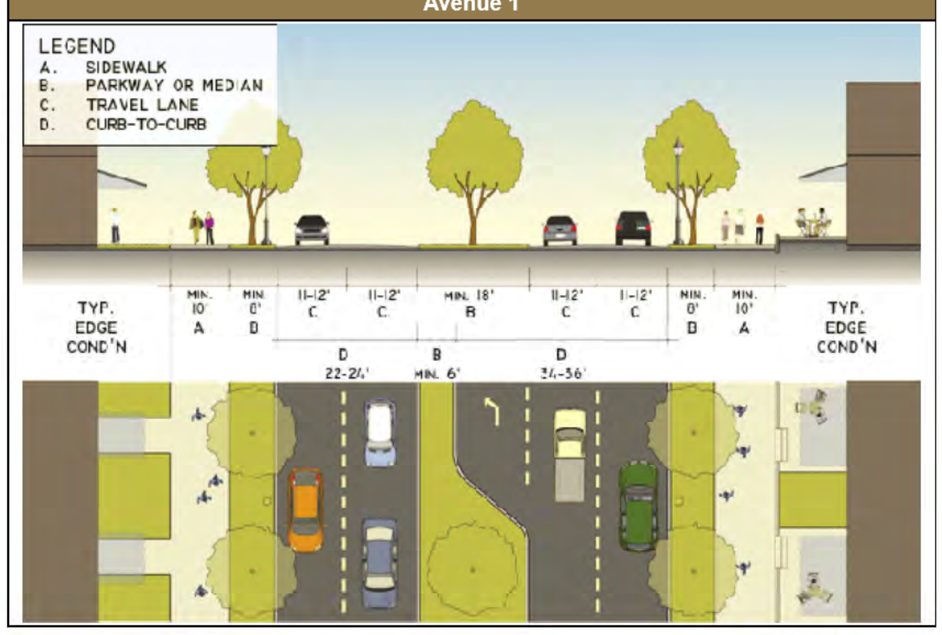


Figure 12-4-207C
Illustrative Glazing

Figure 12-4-310B
Avenue 1



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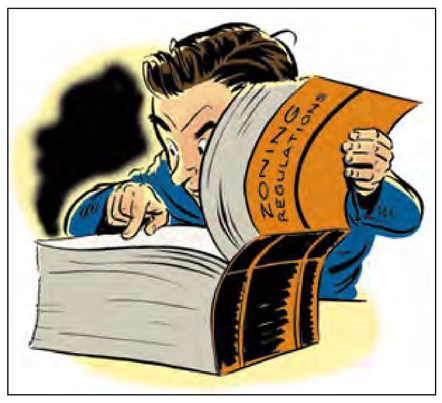
Simplify Zoning



The Existing Zoning Code

The existing Land Development Code ("LDC") includes fourteen (14) conventional zone districts for agricultural, commercial,industrial, and other land uses and allows property owners to "design" their own zone district through a Planned Unit Development ("PUD").

FACT: Many of the development standards for the 14 non-residential zone districts in the existing LDC are similar.

FACT: There are over 150 PUDs in the City of Centennial. This means that there are over 150 different zone districts!

FACT: A majority of commercial development in the City has a PUD zoning designation.

QUIZ ON EXISTING LAND DEVELOPMENT CODE

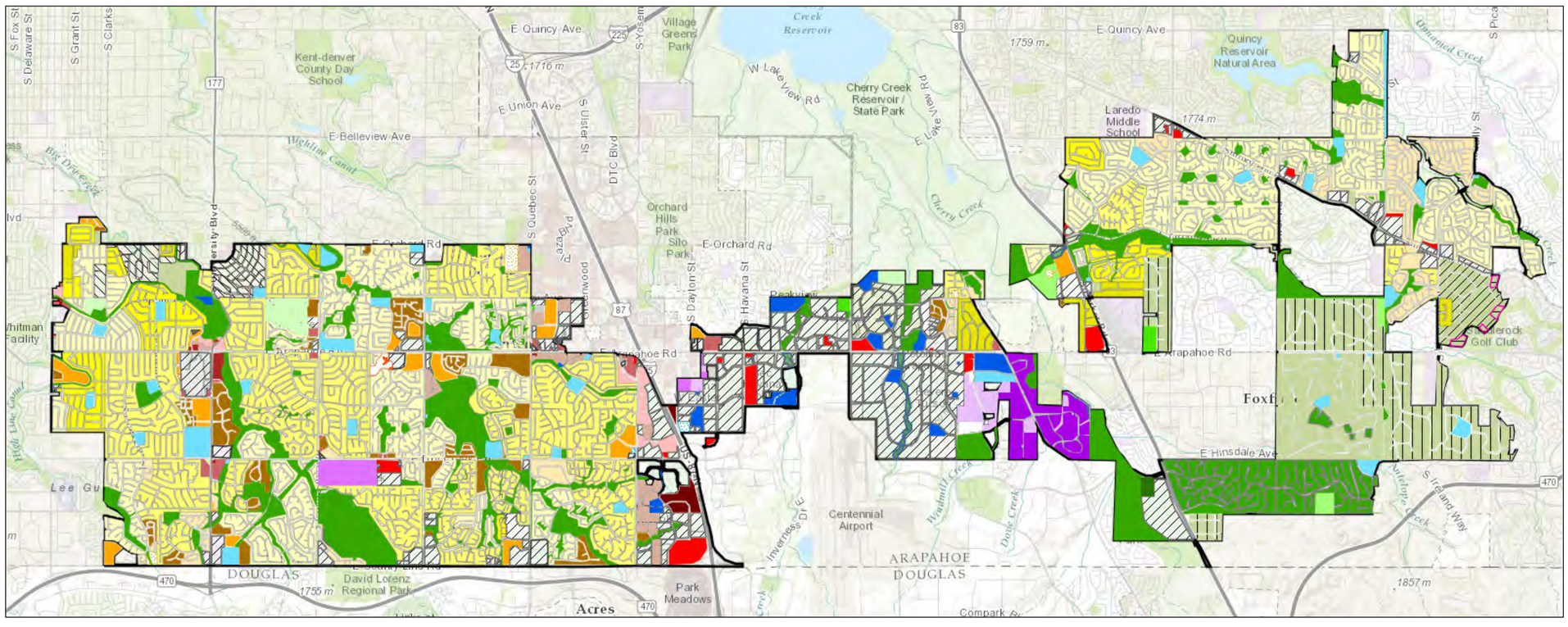
Below are the development standards for the B-3, B-4, I-1, and I-2 zoning districts. Which one is which?

No.	Height	Open Space	Setbacks			
			Front	Side	Rear	From Residential
1	50 feet	20 percent (1-2 stories) 25 percent (3 stories)	25 feet	10 feet	10 feet	50 feet
2	50 feet	20 percent	25 feet	10 feet	10 feet	50 feet
3	50 feet	20 percent	25 feet	10 feet	10 feet	50 feet
4	50 feet	20 percent	25 feet	10 feet	10 feet	100 feet

Answer: 1=B-3; 2=B-4 or I-1; 3=I-1 or B-4; 4=I-2

Question: Do you know what your zoning allows?

Existing Zoning Map



KEY ISSUES:

- Having 14 non-residential zone districts in the existing LDC, together with PUDs, is overly complex, making it difficult to determine the zoning and development standards for a particular property.
- Many standards are negotiated, and therefore, are not predictable or understandable.
- Existing regulations provide inadequate protection to neighborhoods.

FACT: The existing LDC only permits rezoning to a PUD.

What is a PUD??

A PUD is a zoning tool designed to provide a process through which developments that may not correspond to the development standards of other zone districts may be permitted.

KEY ISSUES:

- While PUDs were intended for innovative and non-standard developments, the existing LDC mandates the PUD process. This means that each and every development is negotiated.
- **There is no predictable, easy to understand process or outcome.**

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What do the Standards Mean?

Lot Area

Lot area is the total area within the property lines.

Building Height

Building height is measured from the average existing grade across the front building line ("point of measurement"), measured at major corners of the building, to:

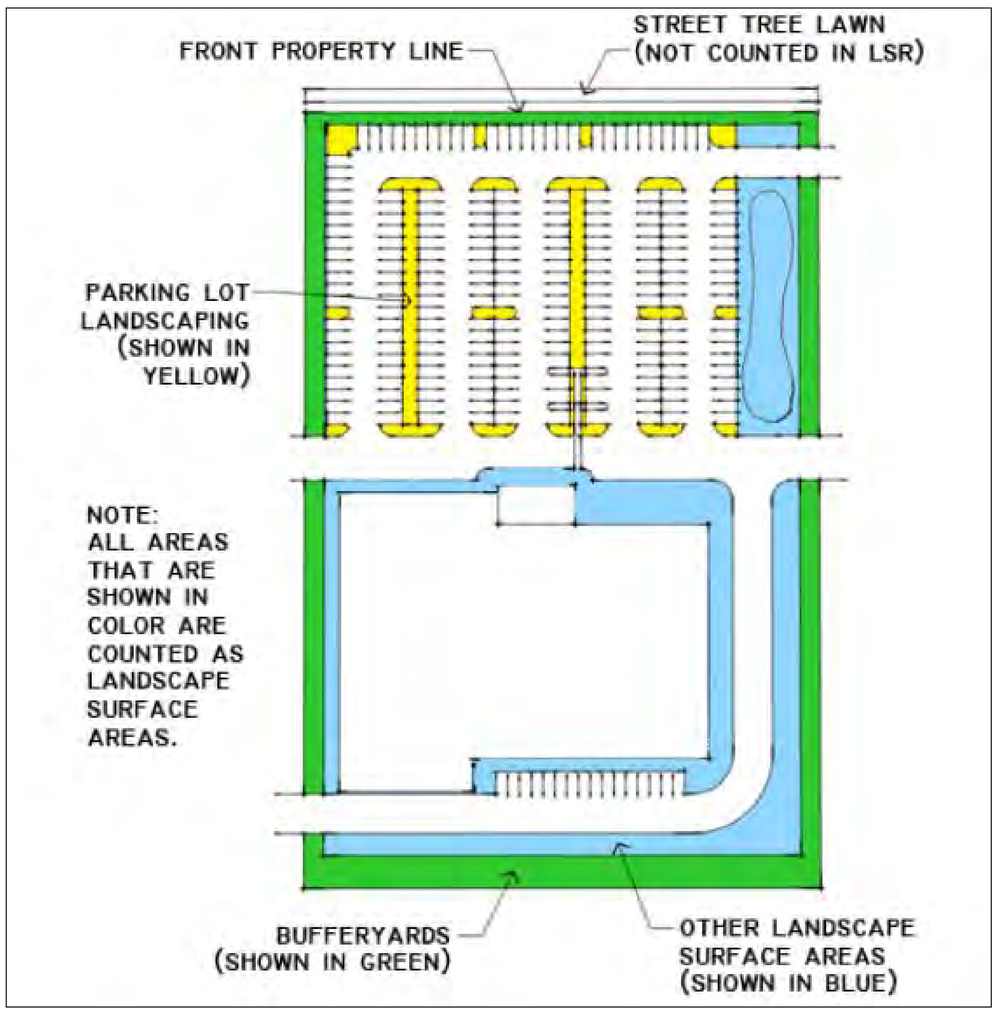
- The midpoint of sloped roof systems; or
- The top of the parapet of flat roof systems.

The measure of building height provides reasonable exceptions for rooftop structures (e.g., solar panels, vents, chimneys, antennae, HVAC, etc.). The measure is different from the existing code in that:

1. It provides more variety and less incentive to use flat or low-pitch roof systems; and
2. It exempts reasonable rooftop appurtenances and equipment from the measurement.

Landscape Surface Ratio

Landscape surface ratio is the amount of landscaping provided (parking lot landscape areas, bufferyards, open drainage facilities and any other landscaped area) divided by the size of the parcel proposed for development. For example, a LSR of 20 percent would require 2,000 square feet of landscaped area on a 10,000 square foot parcel of land.



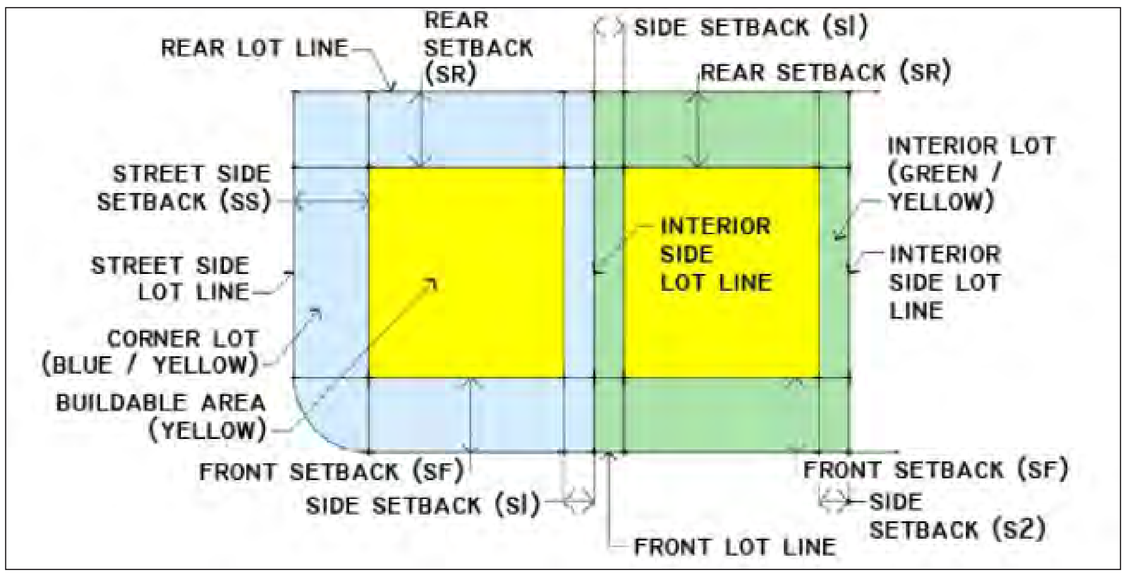
Lot Width

- Lot width is the distance from one side lot line to the opposite side lot line at the front setback line.
- On corner lots, additional width is required in order to provide the street setback without compromising the area available for construction.
- On irregular lots, width may be measured at a front building line that is further from the street than the required front setback line.

Setbacks

Setbacks are measured from lot lines towards the center of the lot, as follows:

- Front setbacks ("SF") are measured from the front lot line. The front lot line is the lot line that abuts the street from which the lot takes its address. For corner lots with standard curb radii, the front setback is not measured from the curved portion of the lot.
- Rear setbacks ("SR") are measured from the rear lot line. The rear lot line is the lot line that is opposite from the front lot line.
- Side setbacks ("S1" and "S2") are measured from side lot lines. Side lot lines are lot lines that intersect with front lot lines.
- Street side setbacks ("SS") are measured from street side lot lines.



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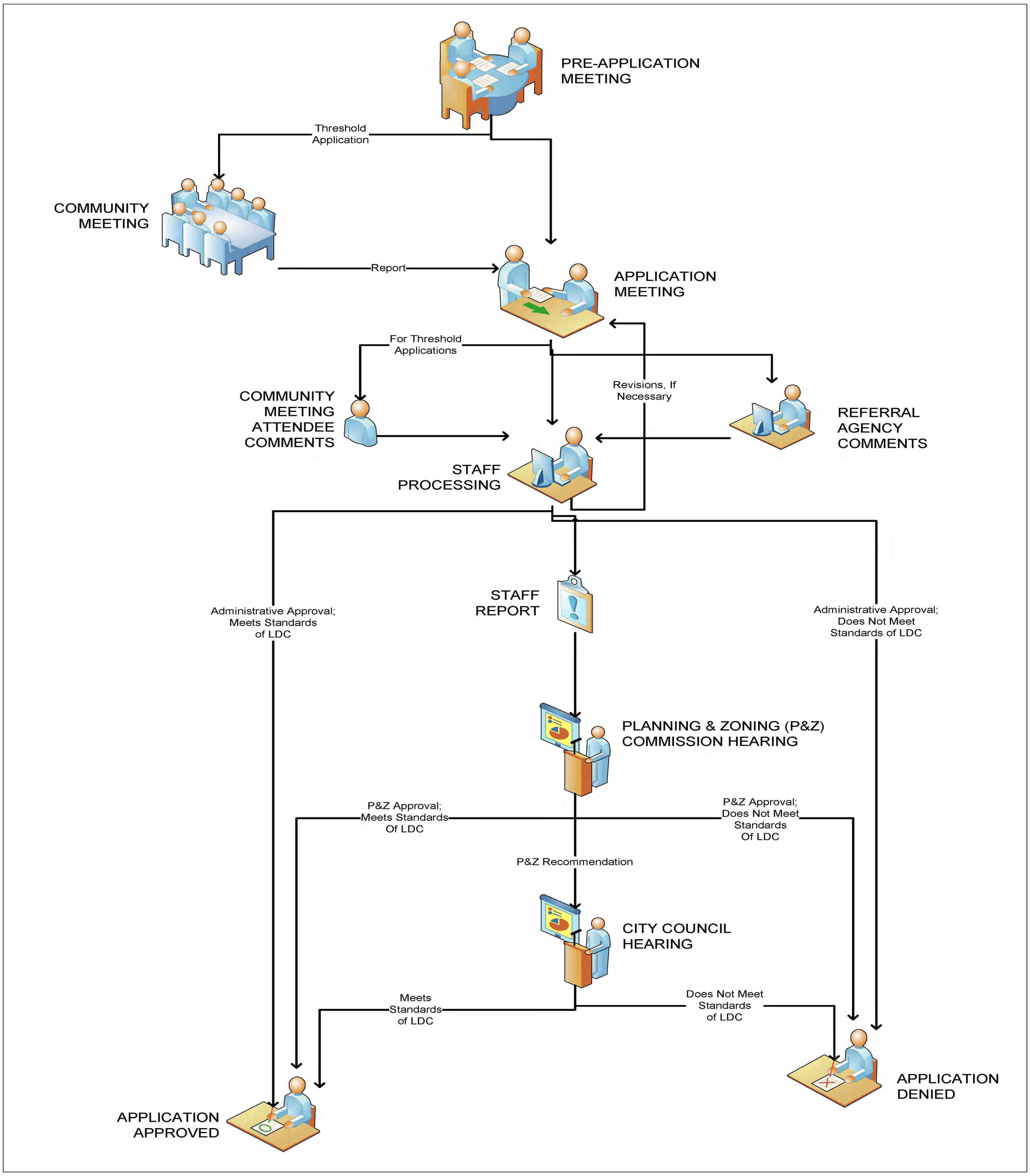
More Predictable Process

Development Review Process



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Decision Making Authorities

City Council Approval

- *Review and Decision after Public Hearing.* The City Council shall review and decide after public hearing the following types of applications for development approval:
  - Conditional use permits;
  - Regulating plans;
  - Site plans, as follows:
    - **Within 500 feet of a residential district boundary; and either or both**
      - **Larger than 10 acres in area**; or
      - Proposed to include buildings that are more than 30 feet in height;
  - Planned unit development conversions;
  - Rezonings;
  - Text amendments;
  - Vested rights determinations;
  - Certificates of designation (and approval of uses that require them);
  - Right-of-way and plat vacations; and
  - Pattern Books with Site Plans.
- *Ratification.* The City Council shall consider site plans on its consent agenda for ratification (Planning and Zoning Commission approved site plans).

Planning and Zoning Commission Approval

- *Review and Decision after Public Hearing.* The Planning and Zoning Commission shall review and decide after public hearing the following types of applications for development approval:
  - Temporary use certificates for temporary conditional uses;
  - All subdivisions, except those approved administratively or by City Council;
  - Site Plans that are not reviewed by either City Council or the Director;
  - Sign design programs;
  - Variances; and
  - Comprehensive Plan and Sub-Area Plans and amendments.
- *Review and Recommendation after Public Hearing.* The Planning and Zoning Commission shall review and make a recommendation to the City Council regarding all decisions of the City Council under this LDC except appeals.
- *Ratification.* The Planning and Zoning Commission shall consider site plans on its consent agenda for ratification (Director approved site plans);
- Other Powers and Duties. The Planning and Zoning Commission is also empowered to, on its own initiative:
  - Review, adopt and amend comprehensive plans, sub-area plans, and special purpose plans for the use of land and physical development of the City; and
  - Review the LDC periodically and make recommendations regarding amendments.

Administrative Approval

- Site plans, as follows:
  - **More than 500 feet from a residential** zoning district boundary; **and either or both**
    - **Less than 5 acres in area**; or
    - All buildings or structures will be **less than 30 feet in height**; or
  - They implement an approved Master Development Plan that has not been converted, sunsetted, or abandoned (hereinafter, "MDP");
- Site plans must be referred by the Director to the Planning and Zoning Commission if the applicant cannot demonstrate that adequate regional improvements cannot be made available to serve the new development at the time its impacts are realized; and
- All Final Plats and Replats;
- All building, fence and sign permits;
- Wireless telecommunication facilities that do not require a Conditional Use;
- Temporary use permits that do not require a Temporary use certificate for temporary conditional uses.

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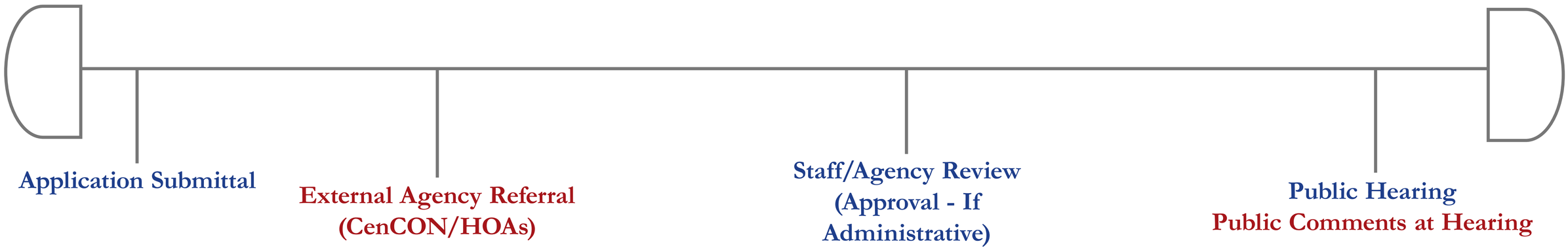
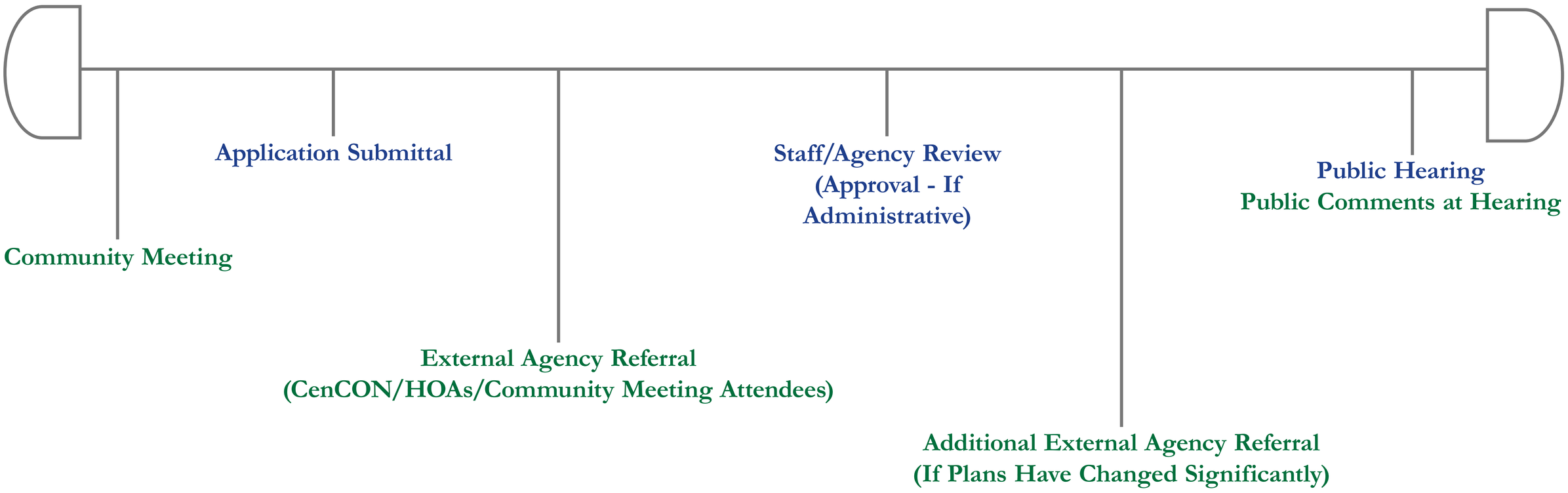
Meaningful Opportunities for Public Participation

Legacy Land Development Code: Public Participation Opportunities



* No Neighborhood Meeting Required by Land Development Code *

2011 Land Development Code: Public Participation Opportunities



Community Meetings Required:

- Project is located within one (1) mile of a registered neighborhood, and
  - Contains more than 500,000 square feet of floor area; or
  - Will generate more than 500 vehicle trips per day.
- Project is located within one-half (1/2) mile of a registered neighborhood, and
  - Contains buildings over 30 feet in height;
  - Is a rezoning or PUD conversion;
  - A traffic study is required; or
  - Is a Conditional Use.
- Application is for a Limited Use, and
  - Is adjacent to property zoned Neighborhood Conservation (NC) or Neighborhood Infill (NI);
  - Occupies a land area greater than one-half (1/2) acre; or
  - Contains more than 10,000 square feet of floor area.

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Strategic Directions of New Land Development Code

Plan Implementation

The existing code was drafted for Arapahoe County, before Centennial incorporated. It does not relate to Centennial's plans. The new code will implement the vision and policy directions of the City's plans. It will also provide a structure to facilitate subsequent amendments that will implement new City plans as they are developed.

Character-Based Zoning Districts

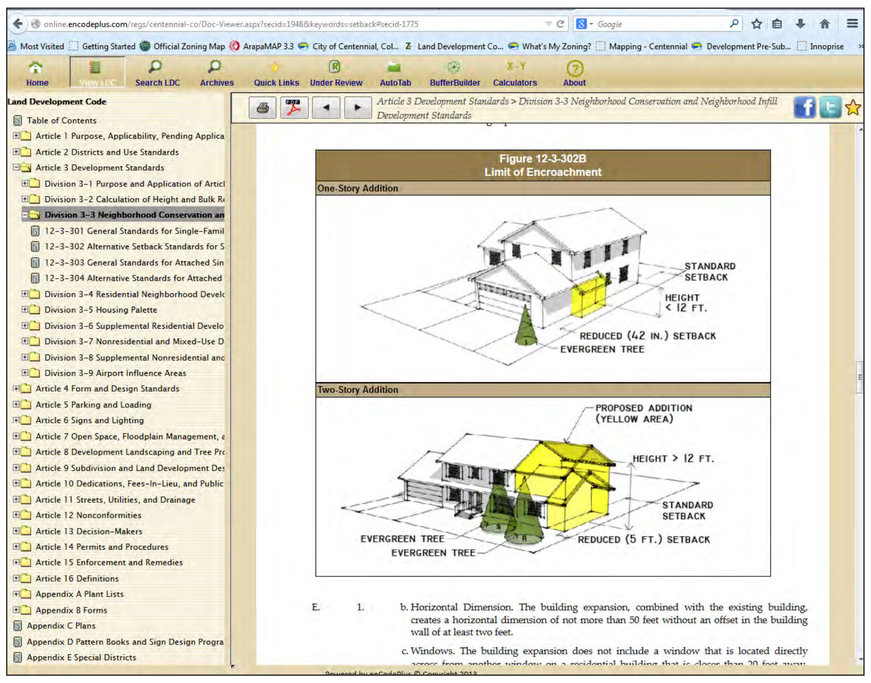
The existing code contains a large number of zoning districts. However, without a zoning map in-hand, it is unlikely that a person would know what district any particular property in the City is in by its use or character. The new code has 13 zoning districts that were created to reflect the character and function of each district. Some of the districts reflect consolidation of existing districts (e.g., two existing industrial districts are combined into one; three existing agricultural districts are combined into one), while others are entirely new, designed to implement City plans (e.g., Activity Center implements the SouthGlenn Area Plan; Urban Center implements Arapahoe Urban Center Plan; Neighborhood Conservation implements Comprehensive Plan).

Development Review Process

Most existing development in the City was approved as a "planned unit development," in which the rules that apply to the development were negotiated for each project. This can involve a lengthy and difficult negotiation process during the application process and related public hearings. The new land development code will lay out what the City requires in terms of the character and quality of development, making the approval process more efficient. Existing development rights will be protected, and transitioning of existing planned unit developments will be respectful of the give and take that occurred during the original development approval process.

Regulatory Simplification

Albert Einstein once said, "make things as simple as possible, but no simpler." The new code is as simple as practical to implement the City's planning objectives. Illustrations are provided to help express concepts and requirements. The code is also published online using internet-based code publishing software. The search and browse functions of the online code make it much easier to use than a paper copy.



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COMMERCIAL AND MIXED-USE

ACTIVITY CENTER (AC) DISTRICT

District Purpose

The Activity Center (AC) district allows for mixed-use activity centers. The AC district anticipates development that will be compatible with adjacent neighborhoods, with access and internal circulation that is pedestrian-friendly.

Permitted Uses

The AC district promotes mixed-use development in an urban setting, which may include retail, office, hotel, and other compatible uses that promote street-level activity.

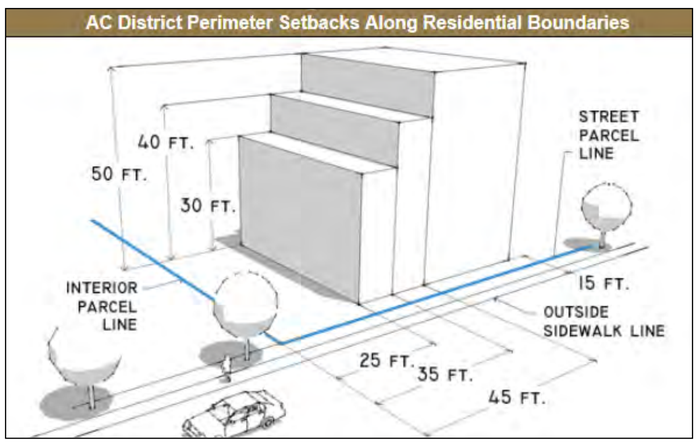
Summary of Development Standards

Maximum building height is 50 feet. Buildings located along other parcel boundaries that abut or are across a local street from residential uses: 25 feet, plus one foot for each foot of building height above 30 feet.

Special Features of District

The AC District applies to property under unified or coordinated control, which will be developed or redeveloped as a single unit. Such development will implement a Sub-Area Plan, which calls for a particular form of development. Setbacks are established for the perimeter of the parcel proposed for development (and not individual lots within an AC District, unless they are located at the perimeter). This district enables the development patterns envisioned in the Arapahoe Urban Center Sub-Area Plan and the Southglenn Area Plan, specifically enabling the development of a dynamic mixed-use commercial district that capitalizes on activity along Arapahoe Road and University Boulevard. Since the acceptable forms of development are set out in the code, no planned unit development process is necessary.

Typical Conditions



Arapahoe Plaza

New activity center development
Arapahoe Road and Quebec Street

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COMMERCIAL AND MIXED-USE

URBAN CENTER (UC) DISTRICT

District Purpose

To implement the Arapahoe Urban Center Sub-Area Plan by providing for highly intense, mixed-use urban redevelopment in the Arapahoe Urban Center area (Sub-District 4). The urban center district is regulated by form-based standards.

Permitted Uses

The Urban Center district promotes mixed-use development in an urban setting, which may include residential (attached and multifamily), retail, office, hotel, and other compatible uses that promote street-level activity.

Summary of Development Standards

There are three sub-districts which allow different levels of intensity of development. The developer chooses how to allocate the subdistricts, based on rules that ensure that neighborhoods are protected from the most intense development. Permitted heights are: **Center Subdistrict:** 7 to 15 stories; **General Subdistrict**: 3 to 6 stories; and **Edge Subdistrict (abutting neighborhoods)**: 2 to 3 stories. Buildings must be set back 80 feet from neighborhoods.

Special Features of District

This district enables the development patterns envisioned in the Arapahoe Urban Center Sub-Area Plan and a portion of the I-25 Corridor Sub-Area Plan, specifically enabling the development of a major activity center with a mix of residential, retail, and office uses in a pedestrian-oriented environment. Development in the district would be subject to standards that establish the acceptable forms of development, including how buildings relate to the street. Since the acceptable forms of development are set out in the code, no planned unit development process is necessary.

Typical Conditions

The Jones District

New urban center development approved near I-25 and Dry Creek Road

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COMMERCIAL AND MIXED-USE

GENERAL COMMERCIAL (CG) DISTRICT

District Purpose

The purpose of the General Commercial (CG) district is to provide for commercial and mixed-use development along the City's commercial corridors.

Permitted Uses

The CG district promotes commercial and mixed uses to include: retail, restaurant, office, and hotel as well as some institutional uses.

Summary of Development Standards

Max. Building Height: 50 feet

Min. Landscape Area: 15%

Min. Lot Size: 1 acre; minimum lot size may be waived for parcels within industrial parks or multi-tenant buildings with shared access and parking.

Building Setbacks: Front: 25 ft.; Street Side: 25 ft.; Interior Side: 10 ft.; Rear: 25 ft.; From Residential: 50 ft.

Special Features of District

A majority of the land uses are approved administratively, eliminating the need for lengthy public process. Development standards control the quality and character of development and ensure compatibility. It combines the current B-3, B-4, and B-5 districts into a single district. Bufferyards between the CG district and residential districts are 20 to 40 percent opaque, depending upon the intensity of development in the residential district.

Typical Conditions

Arapahoe Retail Center

Existing shopping center proposed for CG District

Arapahoe Road and Peoria Street

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INDUSTRY AND BUSINESS

BUSINESS PARK (BP) DISTRICT

District Purpose

The Business Park (BP) District provides for the development of offices and enclosed light industrial uses in a campus-like setting.

Permitted Uses

The BP district allows a broad range of uses that can be organized into a campus-like setting, including hospitals, research parks, light industrial uses, trade schools, general and professional offices, places of public assembly, hotels, post offices, and indoor recreation facilities.

Summary of Development Standards

Max. Building Height: **BP35**: 35 ft; **BP50**: 50ft.; **BP75**: 75 ft.; and **BP100**: 100ft.

Min. Landscape Area: 25%

Min. Lot Size: 1 acre; minimum lot size may be waived for parcels within industrial parks or multi-tenant buildings with shared access and parking.

Building Setbacks: Front: 25 ft.; Street Side: 25 ft.; Interior Side: 10 ft.; Rear: 10 ft.; From Residential: 50 ft.

Special Features of District

A majority of the land uses are approved administratively, eliminating the need for lengthy public process. Development standards control the quality and character of development and ensure compatibility. Bufferyards between the BP district and residential districts are 20 to 40 percent opaque, depending upon the intensity of development in the residential district.

Typical Conditions

Allosource

Existing business park proposed for BP District
Troy Circle and Caley Avenue

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INDUSTRY AND BUSINESS

INDUSTRIAL (I) DISTRICT

District Purpose

The Industrial district provides for a range of industrial uses, regulated by performance standards to mitigate their impacts on the community.

Permitted Uses

Light industrial uses are permitted by right. Heavy industrial, disposal, and extraction uses are permitted as "limited" or "conditional" uses, which are allowed subject to additional standards and, in the case of conditional uses, public review process.

Summary of Development Standards

Max. Building Height: 50 feet

Min. Landscape Area: 20%

Min. Lot Size: 1 acre; minimum lot size may be waived for parcels within industrial parks or multi-tenant buildings with shared access and parking

Building Setbacks: Front: 25 ft.; Street Side: 25 ft.; Interior Side: 10 ft.; Rear: 25 ft.; From Residential: 50 ft.

Special Features of District

The Industrial zone district permits industrial uses, but imposes development standards to mitigate the impacts of the uses on the surrounding areas. It combines the current I-1 and I-2 districts into a single district. Bufferyards of 40 to 60 percent opacity (which are 15 to 30 feet in width, depending upon planting, fencing, and topography) are required along property lines that border other zoning districts.

Typical Conditions

Service King Collision Repair

Existing use proposed for the I District
Jordan Road and Dawson Circle

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Commercial Zoning Update

NEXT STEPS

Business/Property Owner Open Houses

October 23rd, 28th, 29th and November 13th

Resident & HOA Open Houses

December 4th and 11th

Process certain technical amendments to the 2011 Land Development Code

December 2014

Present Draft Zoning Map to Planning and Zoning Commission and City Council for approval

1st Quarter 2015

For more information, visit www.Centennialco.gov/ZoningUpdate

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